WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062505 DEEDWARR
Recvd: 07/30/15 09:04 2 pgs
Fees:13.00 Taxes:125.80

20150730-0074974

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Debbie A. Headway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 24th day of July, 2015.

Kimie Perry
Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jui-Lien Chou Ho	Jui-Lien Chou Ho	07311012400
(NAME)	(NAME)	
1 Whisperwood Circle	1 Whisperwood Circle	
(ADDRESS)	(ADDRESS)	
Lubick, TX 79216	Lubick, TX 79216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Steve W. Pedigo, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jui-Lien Chou Ho, a married woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Final Plat: Dewey Subdivision, Resubdivision of Lot 610, 612 and 613 of Sunset View Section 8, as shown on plat of record in Instrument No. 20070814-0097048, revising Plan Book 3842, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steve W. Pedigo by The Last Will and Testament (Will Book 212, Page 801, Probate Court for Davidson County, Tennessee) of Dewey W. Pedigo dated 8/13/1994 and recorded on June 17, 2010 as Instrument No. 20100617-0047150, Register's Office for Davidson County, Tennessee. Being part of the same property previously conveyed to Dewey W. Pedigo by Warranty Deed dated from Thomas E. Selley, single, of record in Book 4256, Page 163, Register's Office for Davidson County, Tennessee. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to: (1) All matters shown on the plat of record in Instrument No. 20070814-0097048, revising Book 3842, Page 28; (2) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6764, Page 126, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 2248 Cabin Hill Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of July, 2015.

Steve W. Pedigo

State of Tennessee
County of Wilson

Personally appeared before me Steve W. Pedigo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2015.

Notary Public _____
My Commission Expires: 8-14-17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122